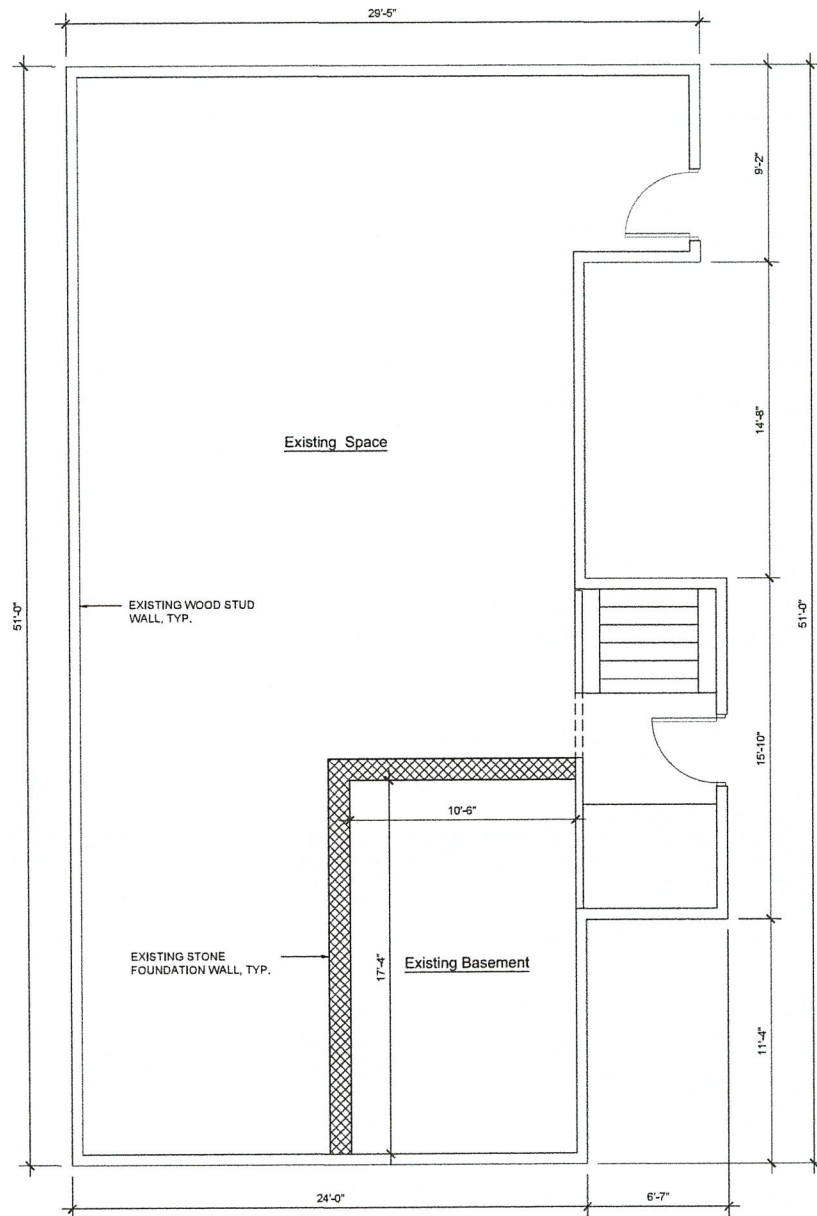




1 Foundation: Existing Plan

1/4" = 1'-0"

PLAN NOTES:

- ALL CONDITIONS EXIST UNLESS OTHERWISE NOTED.
- CONTRACTOR TO ADEQUATELY SUPPORT AND BRACE THE EXISTING STRUCTURE DURING DEMOLITION.
- THE CONTRACTOR IS RESPONSIBLE FOR SHORING METHOD AND MEANS OF CONSTRUCTION.
- ALL EXTERIOR DIMENSION SHOWN ARE EXISTING



2 Right Elevation

1/4" = 1'-0"



3 Front Elevation

1/4" = 1'-0"

Legend

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING WALL / PARTITION		NEW FRAMING DESIGNATION (ARROW-HEADS INDICATE DIRECTION)
	EXIST. MASONRY WALL		F.J. - FLOOR JOIST
	REMOVE WALL / PARTITION		R.R. - ROOF RAFTER
	NEW INTERIOR 2x4 OR 2x6 WOOD STUD WALL.		R.B. - RIDGE BEAM
	16' O.C. W/ 1/2" GYP. BD.		L.B. - LEDGER BOARD
	- LOAD BEARING WITH BLOCKING AT MID SPAN		R.T. - RAFTER TIE
	- P.T. BOTTOM PLATE (IF FRAMED TO CONCRETE)		C.T. - COLLAR TIE
	- W.R. GYP. BD. FOR BATHROOMS		WOOD POSTS SHALL BE A MIN. 2x4 OR 2x6 WOOD STUDS FASTENED TOGETHER AS PER CODE. BLOCK SOLID TO BEARING.
	- R-15 BATT INSULATION IN THE BASEMENT - VAPOR BARRIER ON THE WARM SIDE		EXHAUST FAN 50 CFM. DUCT TO EXTERIOR. SEE NOTE 5/A1-INSTALL AS PER MANUF. SPECS. SEE PLAN A3 FOR FURTHER DETAILS.
	NEW POURED CONCRETE		SMOKE DETECTOR. SEE NOTE 14/A1.
	NEW CMU WALL		CARBON MONOXIDE DETECTOR. SEE NOTE 14/A1.
	NEW BEAM/INTEL		EXTERIOR LIGHT PER CODE
	NEW INTERIOR LOAD BEARING WALL		FURNACE ON/OFF SWITCH
	FIRE-RATED 2x4 OR 2x6 WOOD STUD WALL, 16' O.C. W/ 1/2" or 5/8" FIRE RATED GYP. BD.		
PARTITION NOTES:			
1. All interior framed partitions shall 2x4 or 2x6 studs @ 16" o.c. with a 1/2" min. gypsum board at each side unless otherwise noted.			
2. All fire rated barriers or partitions, i.e. garage to living space separation, boiler room enclosure, or other areas as noted on the plans, shall have fire rated type "X" gypsum wallboard			
3. All wood stud walls anchored to concrete shall have pressure treated bottom plates			

REVISION
DATE
BY
CHECKED
DATE
BY
DATE
BY

DATE
07-11-2024
07-11-2024
07-11-2024
07-11-2024
07-11-2024
07-11-2024



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NOTE
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BE IN COLOR - BOTH CANNOT BE
COPIED

FOR
REVIEW

EXISTING PLAN & PHOTOS

RENOVATION OF SINGLE-FAMILY HOUSE
582 FOSTERTOWN ROAD
MONROE, NY 10950

CESAR LEWIS
582 FOSTERTOWN ROAD
MONROE, NY 10950

SHEET TITLE:

SCALE:

DATE:

CAD #

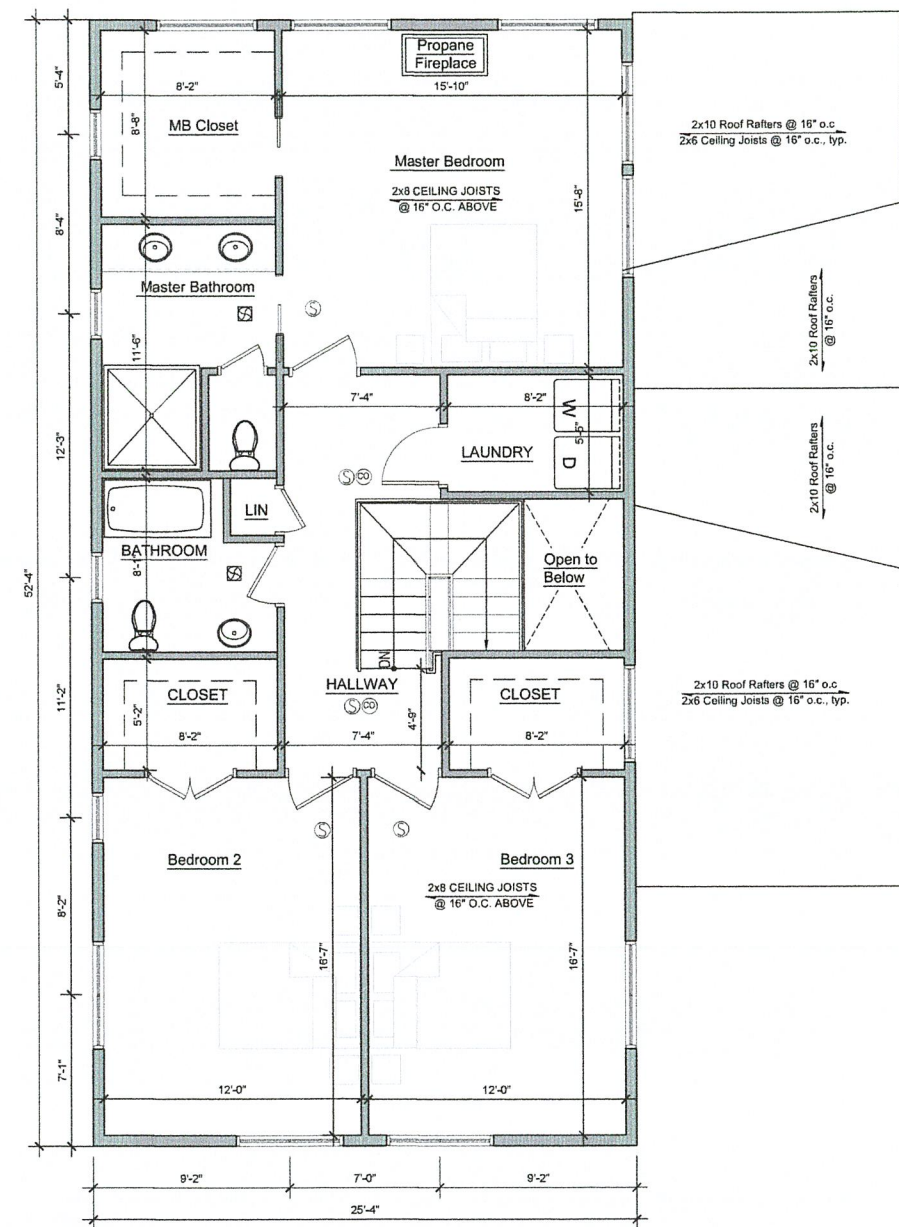
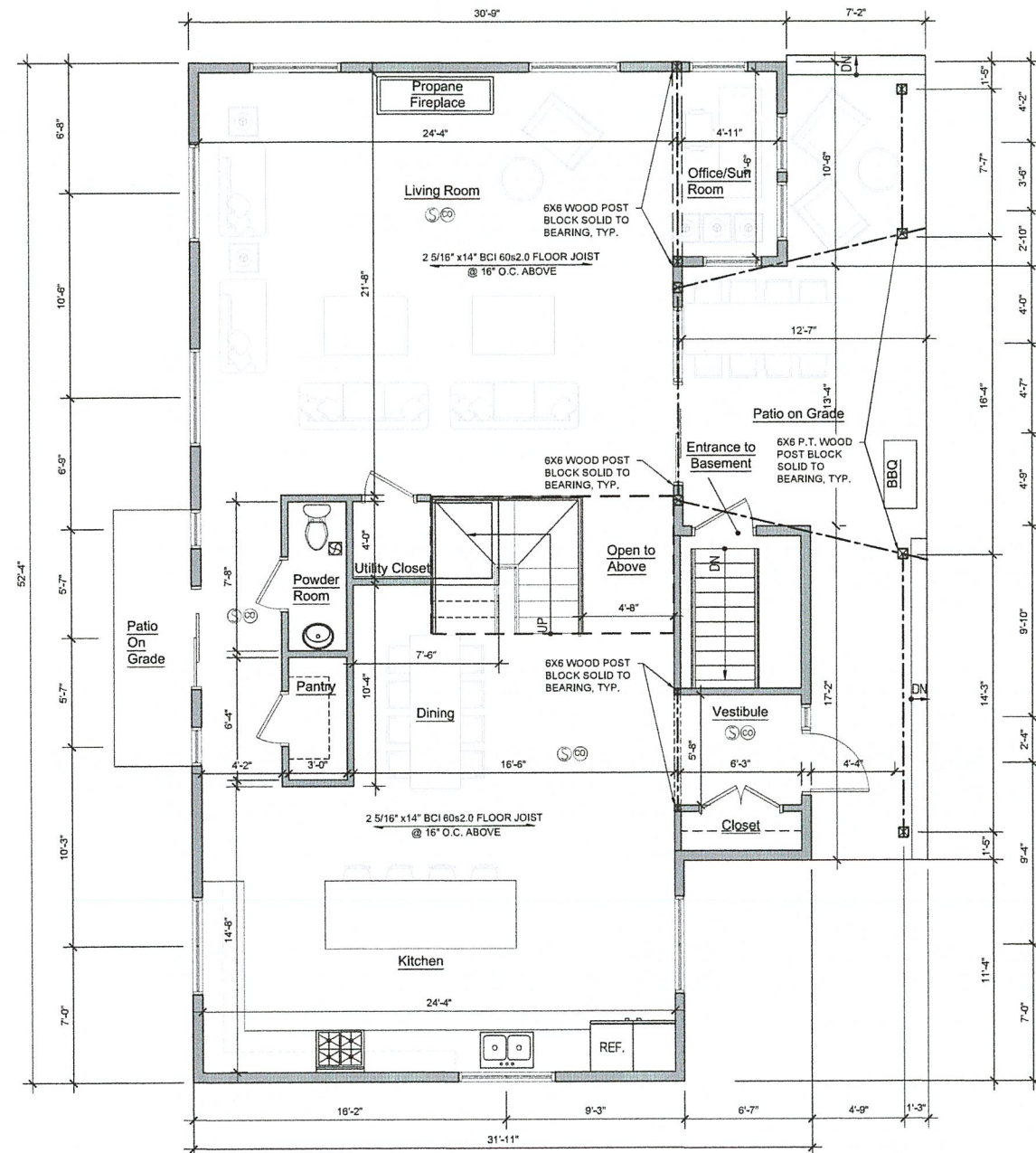
JOB #

JOB #

PLOT DATE:

SHEET No.

A1.01



No.	DATE	REVISION
	07-27-2025	CLIENT REVIEW
	07-25-2025	CLIENT REVIEW
	07-11-2025	CLIENT REVIEW
	07-25-2025	CLIENT REVIEW
	08-06-2025	BO SUBMISSION
	08-02-2025	ZNA SUBMISSION



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PLANS

RENOVATION OF SINGLE-FAMILY HOUSE
582 FOSTERTOWN ROAD
MONROE NY 10950

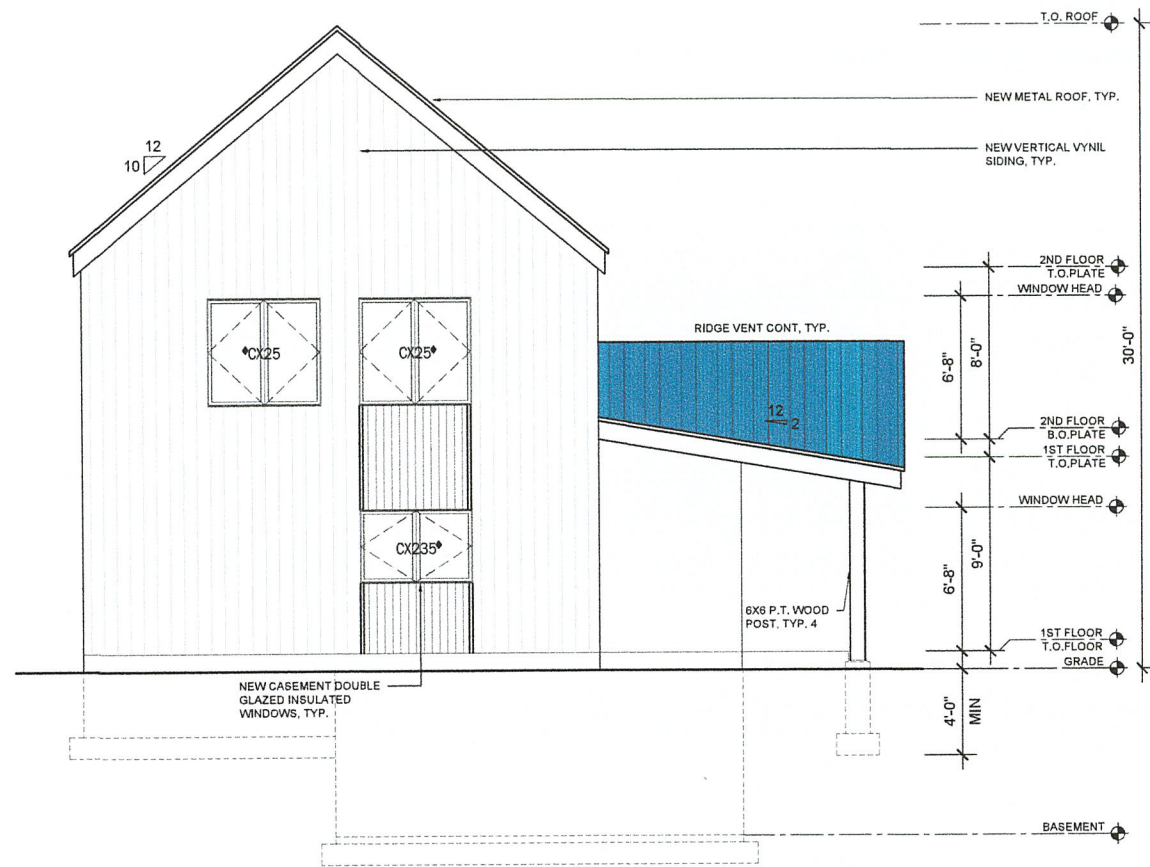
CESAR LEMUS
582 FOSTERTOWN ROAD
MONROE NY 10950

SALE PRICE	PROFIT	COST
100	20	80
120	24	96
140	28	112
160	32	128
180	36	144
200	40	160
220	44	176
240	48	192
260	52	208
280	56	224
300	60	240
320	64	256
340	68	272
360	72	288
380	76	304
400	80	320
420	84	336
440	88	352
460	92	368
480	96	384
500	100	400

SCALE:
DRFM
CAD #
JOB # JOB
PLOT DATE:

SHEET No.

A1.02



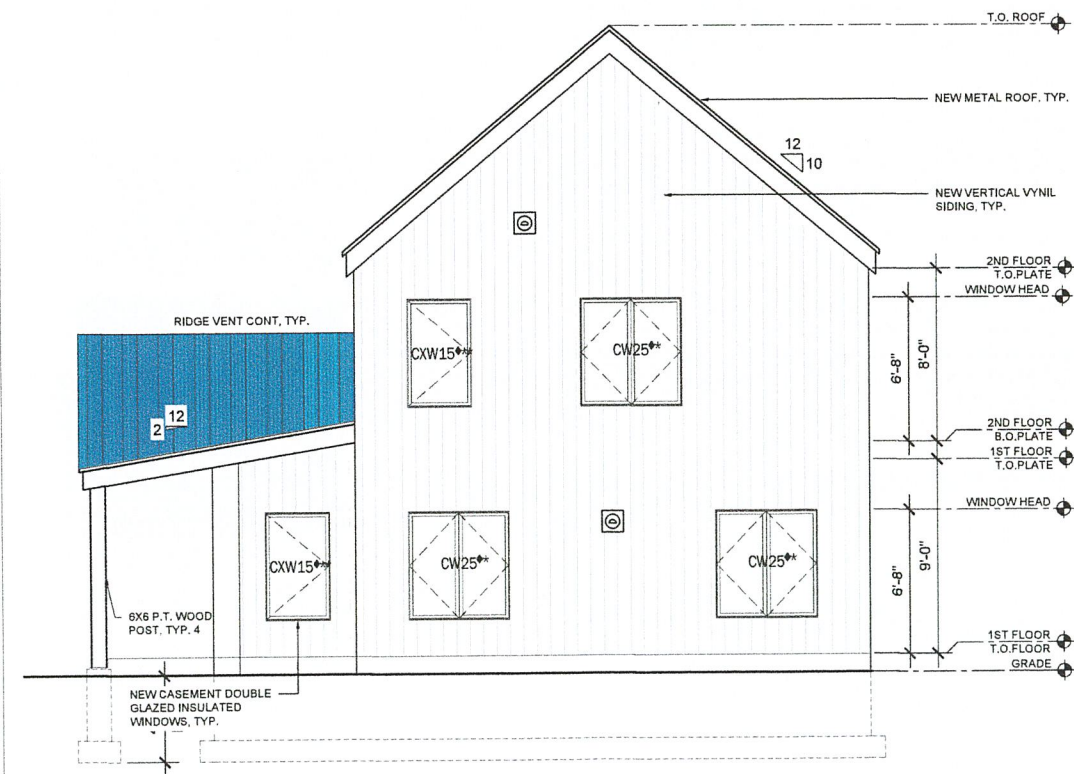
1 Front Elevation

1/4" = 1'-0"



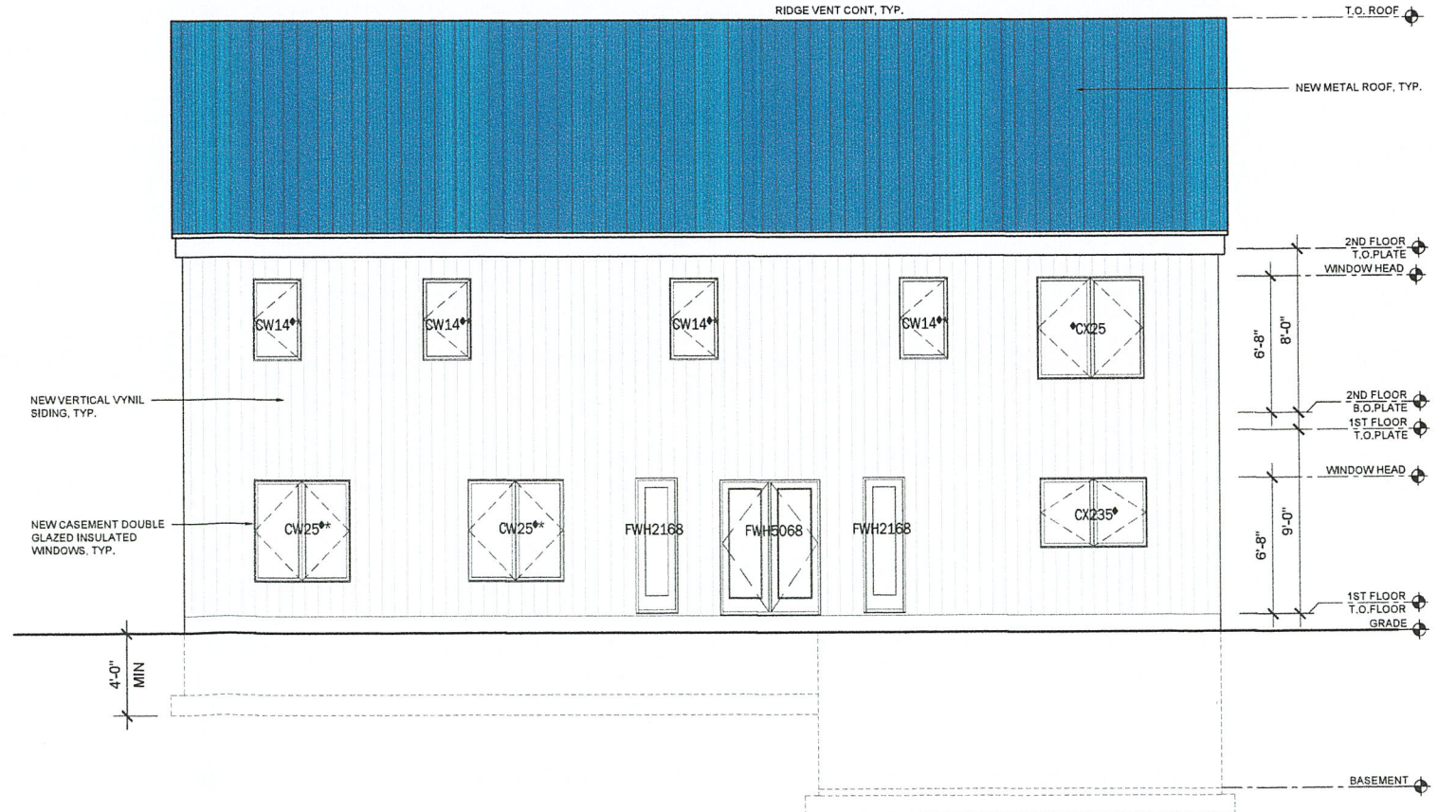
2 Right Elevation

1/4" = 1'-0"



3 Back Elevation

1/4" = 1'-0"



4 Left Elevation

1/4" = 1'-0"

REVISION
CLIENT REVIEW
CLIENT REVIEW
CLIENT REVIEW
CLIENT REVIEW
CLIENT REVIEW
20A SUBMISSION

DATE
07/07/2025
07/07/2025
07/07/2025
07/07/2025
07/07/2025
07/07/2025



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REVIEW

ELEVATIONS
RENOVATION OF SINGLE-FAMILY HOUSE
582 FOSTERTOWN ROAD
MONROE NY 10950
CESAR LEMUS
582 FOSTERTOWN ROAD
MONROE NY 10950

SHEET TITLE:
SCALE:
DWG #
JOB #
JOB
JOB DATE:

SHEET No.

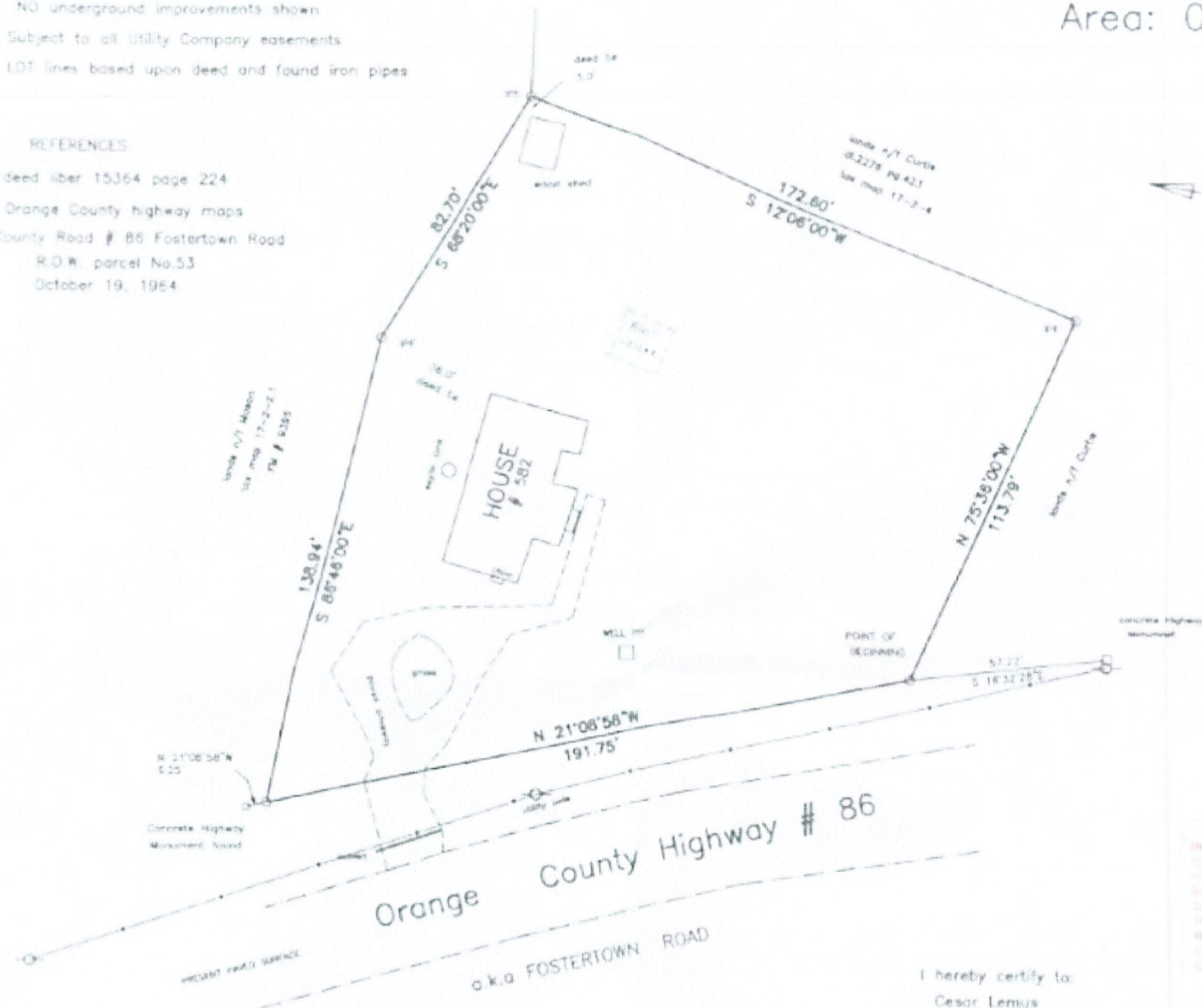
A1.03

NO underground improvements shown
Subject to all Utility Company easements
LOT lines based upon deed and found iron pipes

Area: 0.67 Acres

REFERENCES:

deed uber 15364 page 224
Orange County highway maps
County Road # 86 Fostertown Road
R.O.W. parcel No.53
October 19, 1964



Survey Map
of lands for
LEMUS

Town of Newburgh County of Orange
State of New York file # 23-59
scale 1" = 30' dated: April 14, 2023
Tax map section 17 block 2 lot 5

I hereby certify to:
Cesar Lemus
Fidelity National Title Insurance
The Judicial Title Insurance Agency LLC
that this map is based upon
a field survey



DANIEL J. O'BRIEN
PROFESSIONAL LAND SURVEYOR
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WILBURG, N.Y. 10940